


This instrument was prepared by:  
William R. Justice  
P.O. Box 1144, Columbiana, AL 35051

Grantee's Address  
401 East Milgray  
Calera, AL 35040

  
20040130000049130 Pg 1/2 37.50  
Shelby Cnty Judge of Probate, AL  
01/30/2004 10:01:00 FILED/CERTIFIED

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Two Thousand and no/100 Dollars (\$102,000.00) to the undersigned Grantor, First National Bank of Shelby County, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James D. Baker (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in SHELBY County, Alabama:

Lot 248, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama

Subject to restrictions, easements, alleys, permits, and rights of way of records, and all rights of redemption outstanding by reason of foreclosure of mortgage recorded as Instrument #2002-14423 as evidenced by deed recorded as Instrument #2003-61226, in the Probate Office of Shelby County, Alabama.

\$81,600.00 of the purchase price was paid by note and mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its asst VP, William R. Justice, who is authorized to execute this conveyance has hereto set its signature and seal, this the 29th day of January, 2004.

First National Bank of Shelby County

by William R. Justice  
as its asst VP

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William R. Justice, whose name as AVP of First National Bank of Shelby County, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29<sup>th</sup> day of January, 2004.

Frances H. Sammons  
Notary Public

